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STAFF REPORT: Planning & Building Services Department



REPORT TO: Council
MEETING DATE: August 26, 2013
REPORT NO.: PL.13.93
SUBJECT: Blue Mountain Resorts Limited
 Removal of the Holding ‘-h’ Symbol
 Orchards Ski Area Chairlift Terminal
 Part Lots 15 and 16, Concessions 2;
 Town of The Blue Mountains
PREPARED BY: Shawn Postma, Planner II

A. Recommendations

THAT Council receive Staff Report PL.13.93, “Blue Mountain Resorts Limited, Removal of the Holding ‘-h’ Symbol, Orchards Ski Area Chairlift Terminal, Part Lots 15 and 16, Concession 2, Town of The Blue Mountains”; and

THAT Council enact a By-law so as to remove the Holding “-h” Symbol from a portion of those lands located at Part Lots 15 and 16, Concession 2 for the construction of a six-person chairlift and lower lift terminal within the ‘Orchards’ ski area.

B. Background

The Town received applications for the removal of the Holding “-h” Symbol and for Site Plan Approval pursuant to Section 41 of the Planning Act from Blue Mountain Resorts Limited (BMR) for:

1. The development of a lower chairlift terminal only, for a portion of the lands located at part Lots 15 and 16, Concession 2 (“The Orchards”), being the portion of the lands zoned Recreational Ski ‘RS’ and located outside of the Niagara Escarpment Development Control Area; and,
2. The development of two parking lots, Parking Lots 1B and 1C, located at Lots xx, Concession 1, being those parking lots located to the east of Grey Road 119, Scenic Caves Road.

The pre-requisite for the removal of the Holding “-h” Symbol in both instances is the granting of Site Plan Approval pursuant to Section 41 of the *Planning Act*.

Site Plan Approval was granted for the lower lift terminal and chair lift on June 10, 2013. This approval was based on the proposals compliance with, amongst other things, the Town’s engineering requirements (including, but not limited to, stormwater management) and the Town’s Zoning By-law.

The Niagara Escarpment Commission (NEC) in their decisions dated April 22, 2013 issued NEC Development Control Permit No’s: 13-9144, 13-9145 and 13-9146. These Development Control Permits provided the necessary approvals for the development of a six-person chairlift, the installation of snowmaking lines and hydrants and the

installation of night lighting for the Orchards Ski Area located under NEC Development Control.

Site Plan Approval has not been granted for the development of the parking lots due to outstanding issues including a proposed pedestrian crossing at Grey Road 119 (Scenic Caves Road) and certain Town engineering requirements. Therefore the development of these parking lots has not proceeded as of yet. Blue Mountain Resorts Limited has undertaken not to utilize the parking lots for public use until the outstanding issues are resolved.

Given that Site Plan Approval has been granted for the chair lift, it is appropriate that Council remove the Holding “-h” Symbol for this area.

C. The Blue Mountains’ Strategic Plan

The recommendation contained within this report is consistent with and supports the Strategic Plan goal of managing growth to ensure the ongoing health and prosperity of the community.

D. Environmental Impacts

Nil

E. Financial Impact

Nil

F. In Consultation With

Nil

G. Attached

1. Zoning By-law to remove the Holding ‘-h’ Symbol.

Respectfully submitted,

Shawn Postma, Planner II

David Finbow, Director of Planning and Building Services

For more information, please contact:

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